## Summary

The purpose of this Ordinance is to revise the Nuisance Abatement regulations contained in Chapter 14, Lake County Code, to include properties within planned development, commercial and industrial zoning districts that are two (2) acres or less in size to protect the public health, safety and welfare.

Ver. 08-19-15

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## **ORDINANCE 2015 -**

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY; AMENDING CHAPTER 14 OF THE LAKE COUNTY CODE, ENTITLED "MISCELLANEOUS PROVISIONS AND OFFENSES"; AMENDING ARTICLE III OF CHAPTER 14, ENTITLED "NUISANCE ABATEMENT", TO REDEFINE PROPERTY PROHIBITED FROM CONTAINING UNCULTIVATED VEGETATION TO INCLUDE PROPERTIES IN PLANNED DEVELOPMENT, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS THAT ARE TWO ACRES OR LESS IN SIZE; AMENDING SECTION 14-54, ENTITLED "APPLICABILITY"; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, issues involving uncultivated vegetation occur on a frequent basis in Lake County; and

**WHEREAS**, the failure of one property owner to properly maintain their property affects the property values of all properties within the area, and

**WHEREAS**, properly maintaining properties keeps neighborhoods from deteriorating; and

**WHEREAS**, the properties within certain zoning districts are highly visible to the public;

23 and

Ordinance 2015	amending Chapter 14, Lake County Code, entitled "Nuisance Abatement" to include properties in planned uni
development, commerci	al, and industrial zoning districts up to 2 acres in size

WHEREAS, the Board of County Commissioners has determined that it is appropriate for 1 2 properties to maintain vegetative growth on developed property to protect the health, safety and welfare of its residents. 3 NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lake 4 5 County, Florida, as follows: 6 Section 1. **Recitals.** The foregoing recitals are true and correct and incorporated 7 herein by reference. Amendment. Chapter 14, Lake County Code, entitled "Miscellaneous 8 Section 2. Provisions and Offenses", Article III., entitled "Nuisance Abatement", is hereby amended as 9 follows (changes are shown using strikethrough for deletions and underline for additions to 10 existing Code sections. The notation "\* \* \*" indicates that all preceding or subsequent text 11 12 remains unchanged): 13 ARTICLE III. NUISANCE ABATEMENT 14 15 Sec. 14-51. Title. This article may be known and cited as the "Lake County Nuisance Abatement Ordinance" 16 17 and shall be applicable in the unincorporated areas of Lake County as set forth herein. 18 19 Sec. 14-52. Purpose. 20 The purpose of this article is to adopt provisions controlling the excessive accumulation or untended growth of weeds, grass, shrubbery, undergrowth and other dead or living plant life, 21 to include dead trees, and to control the excessive accumulation of abandoned property, junk, 22 23 trash and debris, upon improved property. 24 25 Sec. 14-54. Applicability. 26 27 This article shall apply to: (1) Any improved property that: 28 29 a. Is one (1) acre or less in size; and b. Contains uncultivated vegetation. 30 (2) Any improved property that: 31 a. Is two (2) acres or less in size; and 32

1	b. Is within the Planned Unit Development "PUD", Neighborhood Commercial "C-					
2	1", Community Commercial "C-2", Employment Center "C-3", Planned					
3	Commercial "CP", or Light Industrial "LM" zoning districts; and					
4	c. Contains uncultivated vegetation.					
5	(2)(3) Any property that has been altered, developed, or used for a recreational use or for					
6	stormwater retention. This criterion shall not apply to a recreational use that was					
7	abandoned prior to January 1, 2014.					
8	***					
9	Section 3. <u>Inclusion in the Code</u> . It is the intent of the Board of County					
LO	Commissioners that the provisions of this Ordinance shall become and be made a part of the					
L1	Lake County Code and that the sections of this Ordinance may be renumbered or re-lettered					
L <b>2</b>	and the word "ordinance" may be changed to "section," "article," or such other appropriate					
L3	word or phrase to accomplish such intentions.					
L4						
L5	Section 4. Severability. If any section, sentence, clause or phrase of the Ordinance					
L6	is held to be invalid or unconstitutional by any court of competent jurisdiction, then said					
L7	holding shall in no way affect the validity of the remaining portions of this Ordinance.					
L8						
L9	Section 5. Filing with the Department of State. The Clerk shall be and is hereby					
20	directed to forthwith send a certified copy of this Ordinance to the Secretary of State for the					
21	State of Florida.					
22						
23	<b>Section 6.</b> <u>Effective Date.</u> This ordinance shall become effective as provided by law.					
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24						
25	Enacted this day of, 2015.					
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27	Filed with the Secretary of State, 2015.					
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Ordinance 2015	_ amending Chapter 14, Lake County Code, entitled "Nuisance Abatement" to i	include properties in planned uni
development, commerci	cial, and industrial zoning districts up to 2 acres in size	

1		BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA		
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5		Jimmy Conner, Chairman		
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7		This	day of	, 2015.
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10	ATTEST:			
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13	Neil Kelly, Clerk of the			
14	Board of County Commissioners			
15	of Lake County, Florida			
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17				
18	Approved as to form and legality:			
19				
20				
21	Sanford A. Minkoff			
22	County Attorney			